

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**SEPTEMBER 21, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

## Commissioners

Glenn E. Trowbridge, Chairperson

Steven Evans, Vice-Chairperson

Byron Goynes

Richard Truesdell

Leo Davenport

David W. Steinman

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Compliance with the Open Meeting Law

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 South Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Bulletin Board, City Hall Plaza (next to Metro Records)

**MINUTES:** Approval of the **August 10, 2006 and August 24, 2006** Planning Commission Meeting minutes by reference (\_\_\_\_vote)

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-15639 - TENTATIVE MAP - CENTENNIAL HILLS OFFICE TOWER - APPLICANT/OWNER: ASIAN DEVELOPMENT - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.08 acres on the north side of Deer Springs Way, approximately 330 feet west of Durango Drive (APN 125-20-201-015, 017 and 018), T-C (Town Center) Zone, Ward 6 (Ross).

#### ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

2. MSP-15823 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: WORLD MARKET CENTER - OWNER: WMCV PHASE 2, LLC, ET AL - Request for a Major Amendment to an approved Master Sign Plan (MSP-6344) FOR AN APPROVED BUSINESS PARK at 475 and 495 South Grand Central Parkway (APNs 139-33-610-011, 013 and 014), PD (Planned Development) Zone, Ward 5 (Weekly).
3. VAR-15739 - VARIANCE - PUBLIC HEARING - APPLICANT: METROPOLITAN HOMES - OWNER: BRADLEY 14, LLC - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.72 ACRES WHERE 5.00 ACRES IS THE MINIMUM SITE AREA REQUIRED at the northwest corner of Bradley Road and Azure Drive (APNs 125-25-113-001 through 017), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross).

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4. **SDR-15744 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-15739 - PUBLIC HEARING - APPLICANT: METROPOLITAN HOMES - OWNER: BRADLEY 14, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres at the northwest corner of Bradley Road and Azure Drive (APNs 125-25-113-001 through 017), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 6 (Ross).
5. **SUP-14190 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PYONG CHAL AN - OWNER: CANYON LAKES GLASER, LLC** - Request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING RESTAURANT TO A SUPPER CLUB at 9026 West Sahara Avenue (APN 163-05-410-004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
6. **SUP-14973 - SPECIAL USE PERMIT RELATED TO SUP-14190 - PUBLIC HEARING - APPLICANT: PYONG CHAL AN - OWNER: CANYON LAKES GLASER, LLC** - Request for a Special Use Permit FOR A GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT at 9026 West Sahara Avenue (APN 163-05-410-004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
7. **SUP-15788 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BENJAMA TAECHANARONG - OWNER: B.E. UNO, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RESTAURANT at 556 North Eastern Avenue, Suite H (APN 139-36-111-000), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
8. **SUP-15840 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NOEL HERNANDEZ - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC., ET AL** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RESTAURANT at 342 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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9. VAC-15514 - VACATION - PUBLIC HEARING - APPLICANT: ROMANO REALTY - OWNER: RANCHO DRIVE-TULE SPRINGS ROAD LIMITED PARTNERSHIP - Petition to Vacate a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road, Ward 6 (Ross).
10. VAC-15661 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NERCES SARKIS HIMIDIAN LIVING TRUST - Petition to Vacate all portions of a radius corner generally located west of Hillside Place, south of Charleston Boulevard, Ward 3 (Reese).
11. SDR-15762 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KGA ARCHITECTURE - OWNER: FIRST GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 12,480 SQUARE-FOOT PRIVATE SCHOOL AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.85 acres at 312, 318, 324, and 330 South 13th Street (APNs 139-35-410-001 through 004), R-4 (High Density Residential) Zone, Ward 3 (Reese).
12. SDR-15764 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MICHAEL A. DENNY - OWNER: SAMARITAN HOUSE, INC. - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.19 acres at 1002 North Fourth Street (APN 139-27-603-014), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-V (Civic) Zone, Ward 5 (Weekly).

#### PUBLIC HEARING ITEMS:

13. ABEYANCE - ZON-13896 - REZONING - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly).

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14. **ABEYANCE - VAR-13900 - VARIANCE RELATED TO ZON-13896 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC** - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
  
15. **ABEYANCE - SUP-13902 - SPECIAL USE PERMIT RELATED TO ZON-13896, AND VAR-13900 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC** - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
  
16. **ABEYANCE - SUP-13903 - SPECIAL USE PERMIT RELATED TO ZON-13896, VAR-13900, AND SUP-13902 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC** - Request for a Special Use Permit FOR A PROPOSED 274-FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
  
17. **ABEYANCE - SDR-13904 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902, AND SUP-13903 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC** - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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18. ABEYANCE - ZON-14344 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).
19. VAR-15323 - VARIANCE RELATED TO ZON-14344 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 35 FEET WHERE A 63-FOOT SETBACK IS THE MINIMUM REQUIRED IN THE SIDE YARD on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
20. ABEYANCE - SDR-14353 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-14344 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 16-UNIT TOWNHOUSE COMPLEX AND WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).
21. ABEYANCE - ZON-15410 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WHITE HILLS PARADISE, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.22 acres at 1909 Weldon Place (APN 162-03-312-007), Ward 3 (Reese).
22. ABEYANCE - SUP-14377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBOX II - APPLICANT: DOS COMPADRES, INC OWNER: MARIANA'S ENTERPRISES - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED IN AN EXISTING SUPERMARKET; A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND A WAIVER OF THE 1,000 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 3631 West Sahara Avenue (APN 162-08-101-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
23. ABEYANCE - SUP-15382 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN RESORTS LLC - Request for a Special Use Permit for A PROPOSED EXPANSION OF AN EXISTING NON-RESTRICTED GAMING FACILITY on 3.03

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acres on the southwest corner of Stewart Avenue and Fourth Street (APN 139-34-510-017, 019 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).

24. **ABEYANCE - SDR-15380 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-15382 - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN RESORTS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 16,000 SQUARE FOOT EXPANSION OF AN EXISTING NON-RESTRICTED GAMING FACILITY AND WAIVERS OF THE DOWNTOWN DESIGN STANDARDS RELATED TO SIDEWALK WIDTH AND REFLECTIVE GLASS on 3.03 acres on the southwest corner of Stewart Avenue and Fourth Street (APN 139-34-510-017, 019 & 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).
25. **ABEYANCE - SUP-15347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM OTHER FINANCIAL INSTITUTIONS, SPECIFIED at 7591 Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
26. **VAR-14139 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE A SETBACK OF 10 FEET IS THE MINIMUM SETBACK REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
27. **SDR-14137 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-14139 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS ALBERTO CODARINI** - Request for a Site Development Plan Review FOR A PROPOSED 1,880 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.17 acres at 2400 Hinkle Drive (APN 139-26-508-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
28. **VAR-13851 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER TO BE 158.2 FEET FROM RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET AND TO

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ALLOW A SIDE SETBACK OF ZERO FEET WHERE 10 FEET IS REQUIRED on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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29. **VAR-16021 - VARIANCE RELATED TO VAR-13851 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO** - Request for a Variance TO ALLOW 42 PARKING SPACES WHERE 46 ARE REQUIRED FOR THE ADDITION OF A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
30. **SUP-13849 - SPECIAL USE PERMIT RELATED TO VAR-13851 AND VAR-16021 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO** - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
31. **VAR-14193 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER** - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING on 0.54 acres at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson).
32. **SUP-14192 - SPECIAL USE PERMIT RELATED TO VAR-14193 - PUBLIC HEARING - APPLICANT: RONALD J. WALKER - OWNER: RONALD J. WALKER** - Request for a Special Use Permit FOR A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone [DR (Desert Rural) General Plan Designation], Ward 2 (Wolfson).
33. **VAR-15455 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICAELA MARTINEZ** - Request for a Variance TO ALLOW AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE WITH A STREETSIDE SETBACK OF 3 FEET WHERE 9 FEET 2 INCHES ARE REQUIRED on 0.17 acres at 2222 Mesquite Avenue (APN 139-35-512-036), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
34. **VAR-15657 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: IAN ROBINS** - Request for a Variance TO ALLOW A REAR YARD SETBACK OF SEVEN FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 831 Park Paseo (APN 162-03-511-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

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35. **VAR-15785 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN PAUL AND MARA E. FORTIN** - Request for a Variance TO ALLOW A 28-FOOT SETBACK IN THE REAR YARD WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ADDITION TO A SINGLE FAMILY RESIDENCE on 0.64 acres at 2800 Ashworth Circle (APN 139-32-214-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
36. **RQR-14476 - REQUIRED ONE YEAR REVIEW - APPLICANT: LIED ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS** - Required One Year Review of an approved Site Development Plan Review (SDR-6883) WHICH ALLOWED TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese).
37. **SDR-15747 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
38. **SDR-15766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK** - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on approximately 13.3 acres at the southeast corner of Carey Avenue and Comstock Drive (a portion of APN 139-21-102-013), R-E (Residence Estates) Zone and R-MHP (Residential Mobile/Manufactured Home Park) Zone under Resolution of Intent to C-V (Civic) Zone and C-V (Civic) Zone, Ward 5 (Weekly).

#### **DIRECTOR'S BUSINESS:**

39. **TXT-16369 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.100 and Title 19.06.120 to revise the sign standards and approval process for the Downtown Casino Overlay District and the Downtown Entertainment Overlay District.

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40. **TXT-16370 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS**

- Discussion and possible action to amend Title 19.18 to standardize the requirements for the exercising of entitlement applications.

**CITIZENS PARTICIPATION:**

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.